

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL S-30 IN THE
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal Projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex or national origin; and

WHEREAS, Mels Realty Trust of 2401 Washington Street, Roxbury, has expressed a desire to purchase Parcel S-30 for the purpose of rehabilitating a commercial office building, which said use shall be in accordance with the provisions of the Urban Renewal Plan and the policies and procedures adopted by the Authority; and

WHEREAS, Mels Realty Trust has submitted Final Working Drawings and Specifications indicating the proposed rehabilitation plan along with a proposed construction schedule; and

WHEREAS, two (2) independent reuse appraisals of the value of Parcel S-30 for use in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mels Realty Trust of 2401 Washington Street, Roxbury, be and hereby is designated as Redeveloper of Disposition Parcel F-8, subject to publication of all public disclosures and issuance of all approvals as required by the Housing Act of 1949, as amended.

2. That Final Plans and Specifications, as submitted, are hereby approved.

3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

4. That the following proposed price is hereby approved and determined to be not less than the fair value of the parcel for use in accordance with the Urban Renewal Plan for the Project Area:

<u>Parcel</u>	<u>Minimum Disposition Price</u>
S-30 (2406-2422 Washington Street)	\$4,000.00

5. That the Director is hereby authorized for and in behalf of the Authority to execute and deliver a Land Disposition Agreement and a Deed for Disposition Parcel S-30 between the Authority as Seller and Mels Realty Trust as Buyer to develop the property for use as a commercial office building, such Agreement and Deed is to be in the Authority's usual form and to contain such other terms and provisions as the Director deems proper and in the best interests of the Authority.

MEMORANDUM

OCTOBER 16, 1969

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: DESIGNATION OF DEVELOPER FOR DISPOSITION PARCEL S-30
WASHINGTON PARK URBAN RENEWAL AREA R-24

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SUMMARY: This memorandum requests the final designation of Mels Realty Trust as the Redeveloper of Parcel S-30, and also requests approval of a minimum disposition price.

On May 7, 1969, the Authority tentatively designated Mels Realty Trust of 2401 Washington Street, Roxbury, as the redeveloper of Disposition Parcel S-30 in the Washington Park Urban Renewal Area, for the purpose of rehabilitating a two-story office building. Saul and Louis Weinstein are the Trustees.

The Urban Design staff have worked closely with the redeveloper's architect and are completely satisfied with the final plans and specifications which will carry out a most desirable physical and aesthetic rehabilitation.

Mels Realty Trust plans to complete the rehabilitation before the end of this year in order that the first floor area may be leased to the General Services Administration for a Social Security Office which will service the Roxbury area. The Social Security Office desires to locate into these new quarters no later than December 31 of this year.

Two opinions of value have been obtained for this 9736 square foot parcel. Based upon an appreciable rehabilitation cost in excess of \$100,000.00 and HUD directives pertaining to rehabilitation disposition, the first reuse appraiser indicates a land value of \$5300 while the second reuse appraiser indicates a value of \$3,500. It is felt that a minimum disposition price of \$4,000 is appropriate.

It is recommended that the Authority designate Mels Realty Trust as redeveloper of Disposition Parcel S-30 and that a minimum disposition price of \$4,000 is approved.

An appropriate resolution is attached.

Attachment

